

# 8 Gaudion Road, Doncaster East, Vic 3109



## House For Sale

Monday, 12 February 2024

8 Gaudion Road, Doncaster East, Vic 3109

Bedrooms: 4

Bathrooms: 2

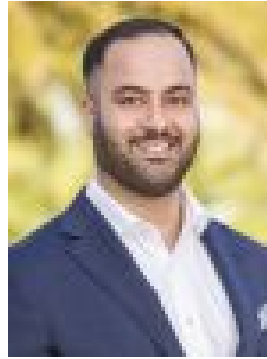
Parkings: 2

Area: 712 m2

Type: House



Scott George  
0398428888



Ryan Faridi  
0425440505

**\$1.4m - \$1.5m**

Occupying approximately 712 sqm and zoned for some of the region's top primary and secondary schools, this incredibly positioned property brings with it a range of exciting options. Currently occupied by a partially updated family residence that is both comfortable and connected, the focus here will undoubtedly be on the chance to take on a modern multi-dwelling development or to build the house you've always dreamed of (STCA). The current home features polished timber floors, formal living and separate dining zone, a modern kitchen with stone benches, bedrooms with robes, two bathrooms and a double garage. While a contemporary renovation may be something to consider (STCA), the chance to earn a solid rental income while you get your designs, plans and permits organised could be one too good to pass up. Zoned for Doncaster Gardens Primary School, Serpells Primary School and the East Doncaster Secondary College (STSA), within walking distance to Ruffey Lake Park, close to The Pines Shopping Centre, the Jackson Court Shopping Village and Westfield Doncaster Shoppingtown, as well as enjoying easy access to Blackburn Rd, Doncaster Rd, Mannigham Rd, Tram Rd and the Eastern Freeway.